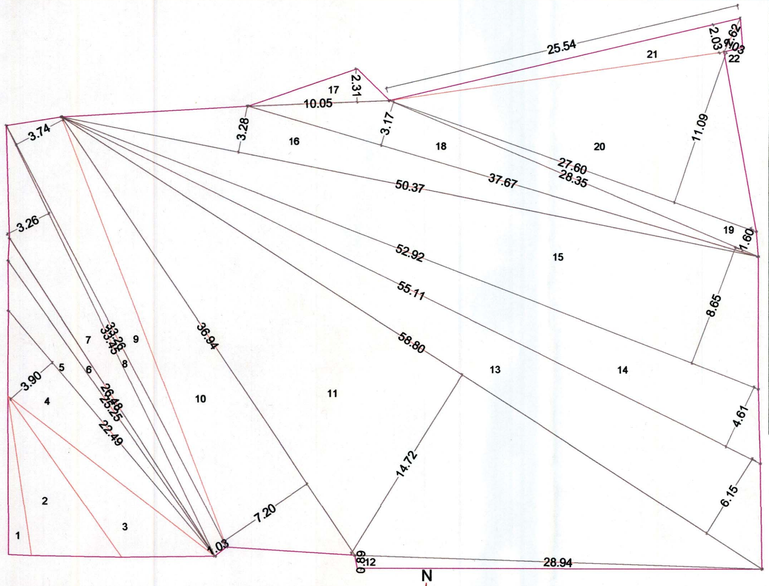
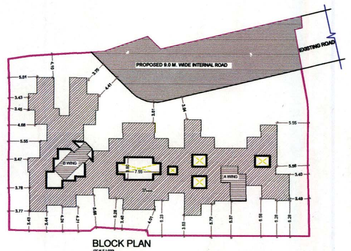
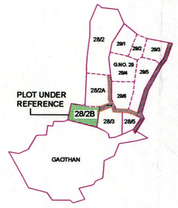


MINIMUM AREA CONSIDERED AFTER SUPERIMPOSITION OF T.I.L.R & PHYSICAL SURVEY (SCALE 1:200)

A) AREA OF PLOT								
1	0.50	X	11.25	X	1.60	=	9.00	sq.mts.
2	0.50	X	13.82	X	5.13	=	35.45	sq.mts.
3	0.50	X	18.40	X	4.08	=	37.54	sq.mts.
4	0.50	X	22.49	X	3.90	=	43.86	sq.mts.
5	0.50	X	25.25	X	2.00	=	25.25	sq.mts.
6	0.50	X	26.48	X	0.95	=	12.58	sq.mts.
7	0.50	X	33.45	X	3.26	=	54.52	sq.mts.
8	0.50	X	33.45	X	1.03	=	17.23	sq.mts.
9	0.50	X	33.26	X	3.74	=	62.20	sq.mts.
10	0.50	X	36.94	X	7.20	=	132.98	sq.mts.
11	0.50	X	58.80	X	14.72	=	432.77	sq.mts.
12	0.50	X	28.94	X	0.89	=	12.88	sq.mts.
13	0.50	X	58.80	X	6.15	=	180.81	sq.mts.
14	0.50	X	55.11	X	4.61	=	127.03	sq.mts.
15	0.50	X	52.92	X	8.65	=	228.88	sq.mts.
16	0.50	X	50.37	X	3.28	=	82.61	sq.mts.
17	0.50	X	10.05	X	2.31	=	11.61	sq.mts.
18	0.50	X	37.67	X	3.17	=	59.71	sq.mts.
19	0.50	X	28.35	X	1.60	=	22.68	sq.mts.
20	0.50	X	27.60	X	11.09	=	153.04	sq.mts.
21	0.50	X	25.54	X	2.03	=	25.92	sq.mts.
22	0.50	X	2.62	X	1.03	=	1.35	sq.mts.
	TOTAL AREA						1769.88	sq.mts.



BLOCK PLAN

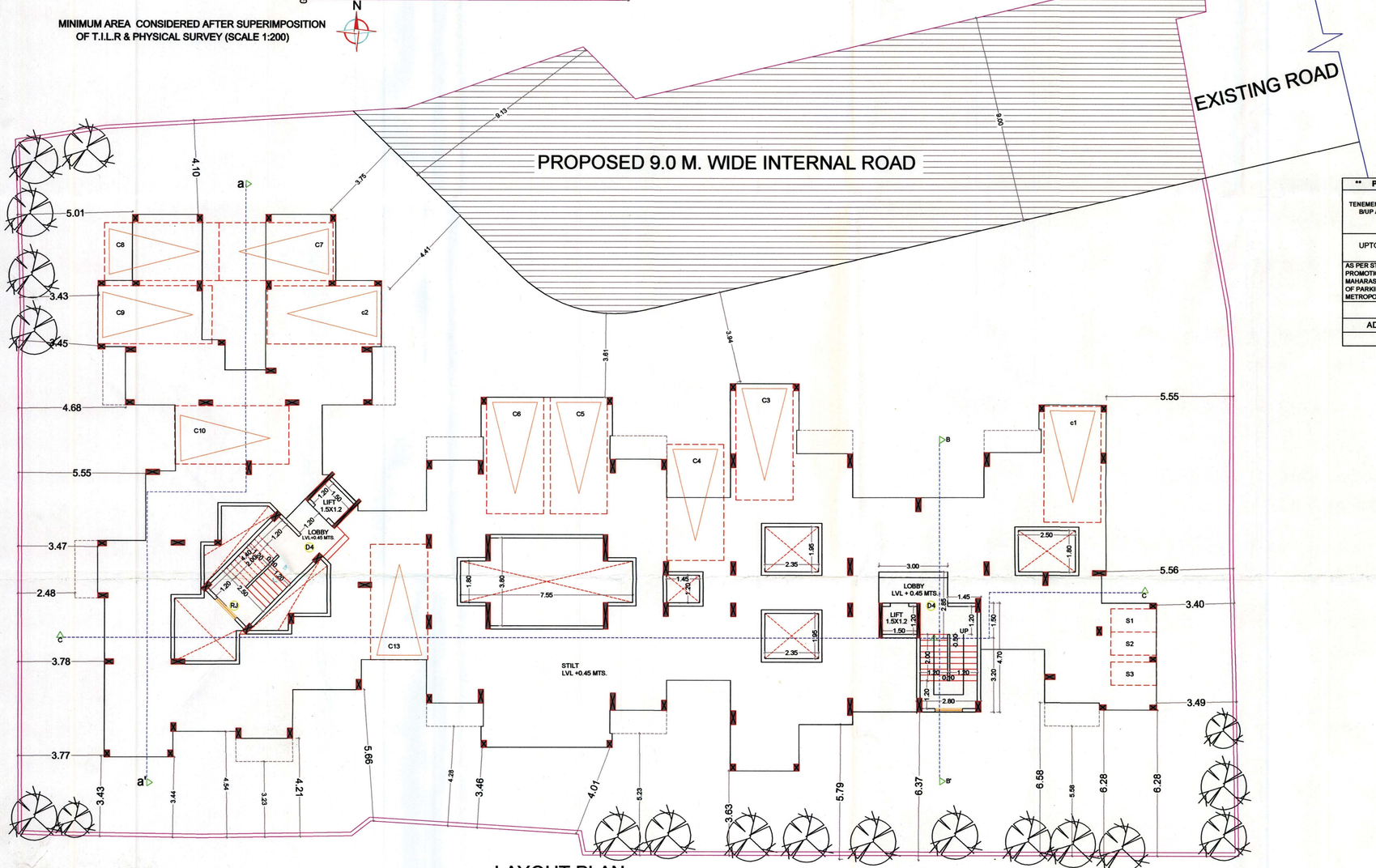


LOCATION PLAN
(SCALE 1:5000)

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter
CIDCO/NAINA/ PANVEL/ADAI/BP-201/CC/2016/3670
Dated 07 JUN 2016
Associate Planner (NAINA)

TENEMENT AREA STATEMENT					
BUILDING NO	FLAT/SHOP NO.	CARPET AREA	BALCONY AREA ENCL.	BALCONY AREA PROJ	BUA
A WING	101,201 & 301	29.99	3.00	2.50	35.99
	102, 202 & 302	27.66	2.80	2.50	33.19
	103, 203 & 303	27.36	2.80	2.50	32.83
	104, 204 & 304	28.38	2.875	2.50	34.05
	105, 205 & 305	29.28	2.875	2.50	35.13
	106, 206 & 306	18.72	0.00	2.80	22.47
B WING	101,201 & 301	26.44	3.00	2.50	31.72
	102, 202 & 302	27.79	2.85	2.50	33.35
	103, 203 & 303	27.38	3.00	2.50	32.86
	104, 204 & 304	27.78	3.00	2.50	33.34
	105, 205 & 305	26.95	2.85	2.50	32.34
	106, 206 & 306	26.945	3.00	2.50	32.33

PROFORMA I		
A	AREA STATEMENT	Area in sq.mts
	a) Area of plot(as per 7/12 & NA order)	1820.00
1	b) Area of plot as per triangulation	1766.12
	Area of plot considered {least of (a) & (b)}	1766.12
	Deduction for	
	a) Existing road with widening	0.00
2	b) Proposed road	0.00
	c) Area under reservations, if any	N.A.
	Total (a+b+c)	0.00
3	Gross area of the plot (1-2)	1766.12
4	Deduction for amenity space, if any	N.A.
5	RG/Open spaces required (10% of 1 (a))	N.A.
6	Net area of plot = 90% (3-4)	1589.508
7	Permissible FSI	1
8	Permissible Built-up area (6x7)	1589.508
9	RG/Open spaces provided	NIL
10	Proposed Built-up area	1312.44
11	Balance Built-up area (8-10)	277.07
12	FSI Consumed(10/6)	0.8257
13	FSI Balance (7 - 12)	0.1743
14	No. of Units proposed	36
	a) Residential unit	36
	b) Commercial units	NIL
15	No of trees to be planted	19 nos
B	BALCONY AREA STATEMENT	*
C	TDR	N.A.
D	PARKING STATEMENT	**
E	LOADING/UNLOADING SPACES	N.A.



LAYOUT PLAN
(SCALE 1:100)

** PARKING REQUIREMENT								
TENEMENTS SIZE B/UP AREA	NO. OF TENEMENTS	REQUIRED PARKING RATE	REQUIRED NO. OF PARKING SPACES			PROPOSED PARKING SPACES		
			No. of cars	No. of scooter	No. of cycle	No. of cars	No. of scooter	No. of cycle
			12.5 sqmt.	2.0 sqmt.	0.70 sqmt.	12.5 sqmt. 5.0 X 2.5 M	2.0 sqmt. 1.0 X 2 M	0.70 sqmt. 0.5 X 1.4 M
UPTO 35	36	4 TENEMENTS HAVING BU AREA UPTO 35 SQ.MT. EACH	9	02	--	11	02	--
AS PER STANDARDIZED DEVELOPMENT CONTROL & PROMOTION REGULATIONS FOR REGIONAL PLANS IN MAHARASHTRA REGULATION NO. 16.1, REQUIRED NO. OF PARKING SHALL BE INCREASED BY 50% IN METROPOLITAN AREA			--	--	--	--	--	--
TOTAL			9	02	--	11	02	--
ADD 10% FOR VISITORS PARKING			1	01	--	02	01	--
TOTAL			10	03	--	13	03	--

TERRACE AREA STATEMENT		
FLOORS	PERMISSIBLE TERRACE AREA	PROPOSED TERRACE AREA
	SQMTS.	
FIRST	84.91	84.81
SECOND	84.91	18.32
THIRD	84.91	84.81
TOTAL	254.73	187.94

BALCONY AREA STATEMENT* - PLEASE REFER (B) OF PROFORMA I				
A & B WINGS				
FLOORS	PERMISSIBLE BALCONY AREA	PROPOSED BALCONY AREA		EXCESS BALCONY AREA
		PROJECTED	ENCLOSED	
FIRST	63.68	27.50	34.85	0.00
SECOND	63.68	27.50	34.85	0.00
THIRD	63.68	27.50	34.85	0.00
TOTAL	191.04	82.50	104.55	0.00

BUILT- UP AREA STATEMENT FOR A & B WINGS	
FLOORS	BUA IN SQ.MTS.
GROUND	38.79
FIRST	424.55
SECOND	424.55
THIRD	424.55
TOTAL	1312.44

NOTE : ALL DIMENSIONS ARE IN MTS.

SHEET CONTENTS:

STILT FLOOR PLAN,
SUPERIMPOSITION OF TILR & PHYSICAL SURVEY
TERRACE AREA STATEMENT
BALCONY AREA STATEMENT
BUA STATEMENT, PARKING STATEMENT

Description Of Proposal& Property;

PROPOSED RESIDENTIAL BUILDING
ON GUT NO 28/2B AT VILLAGE - ADAI,
TAL. - PANVEL, DIST. - RAIGAD.

Owners: Name & Signature

SIGNATURE OF OWNERS
M/s PRAYAG PROPERTIES
& THRO' POA SHRI SHRAVAN GOMA SHELKE

SIGNATURE OF ARCHITECT
(AR. MEENAKSHI SHRIVASTAV)
(REG. NO. CA/1998/22946)

Subject:

DEVELOPMENT PERMISSION

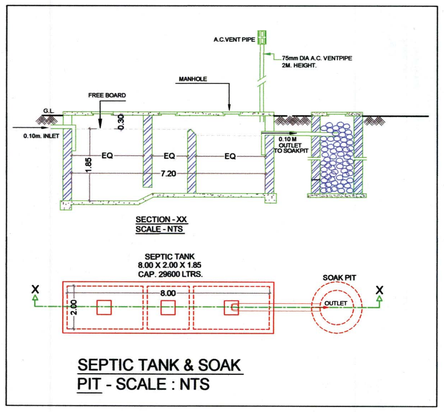
Name & Signature of Architect:

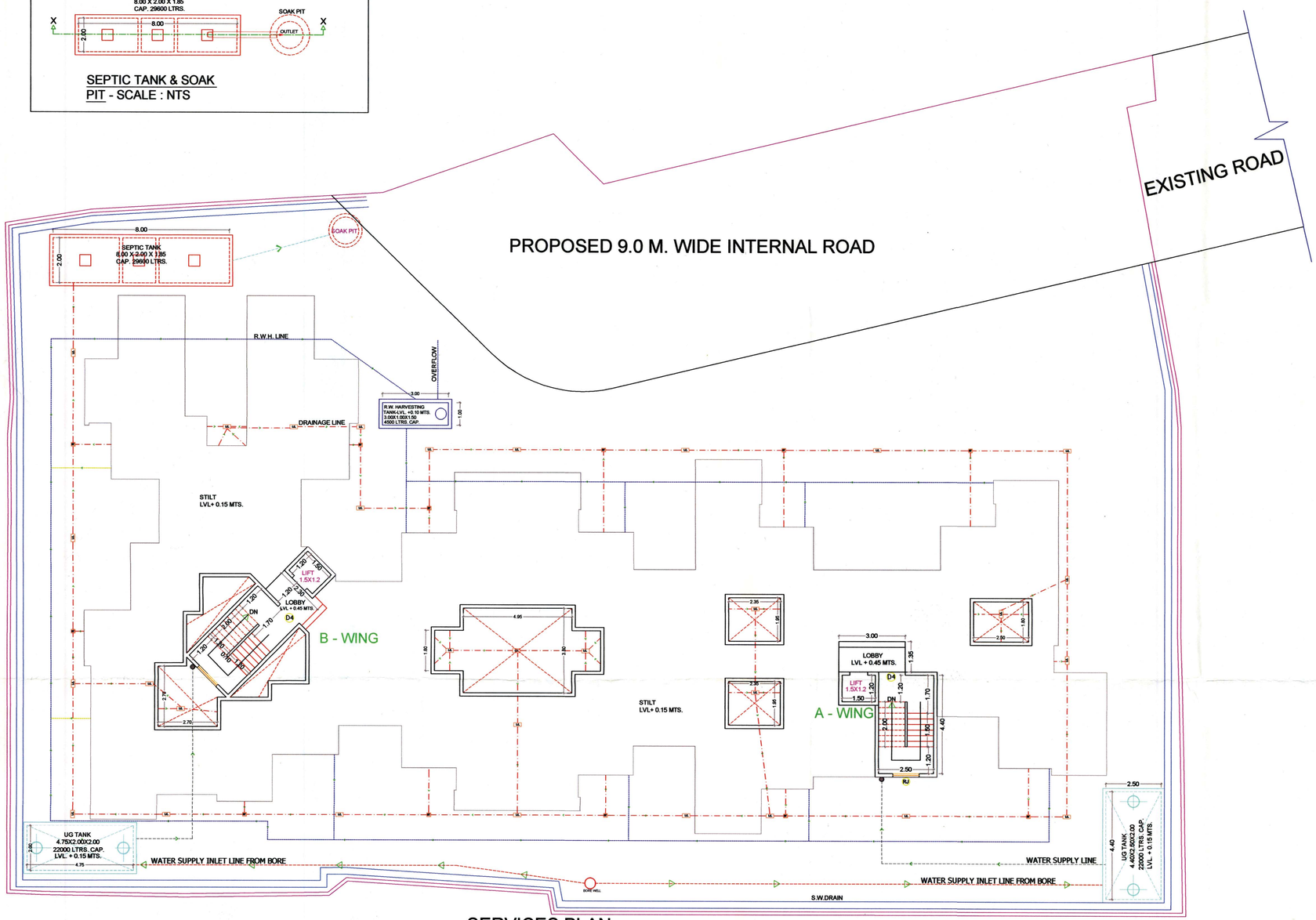
Ar. Meenakshi Shrivastav
CA/98/22946

Architects: Meenakshi & Associates
S6A, AADISHAKTI CHSL,
plot#15C, sector-17,
new panvel 410206
phone: 27491079
email: meenakshi2001@hotmail.com

JOB NO.	P329/2015
DATE	18th MAY'16
SCALE	1:100
DEALT	
DRG. NO.	01/04

SEPTIC TANK REQUIREMENT												
SR.NO.	DESCRIPTION	POPULATION	TOTAL POPULATION	COLD WATER REQUIREMENT				GROSS WATER REQUIREMENT	% FLOW TO SEWER		TOTAL FLOW	TOTAL REQUIRED CAPACITY	TOTAL PROVIDED CAPACITY
		PER UNIT	APPROX	FLUSHING (A)		DOMESTIC (B)		(A+B)	FLUSHING 100%	DOMESTIC 85%		21.87/KLD	29.60/KLD
				LPCD	LPD	LPCD	LPD	LPD	LPD	LPD			
1	FLATS (36)	5	180	45	8100	90	16200	24300	8100	13770	21870	21.87	29.60

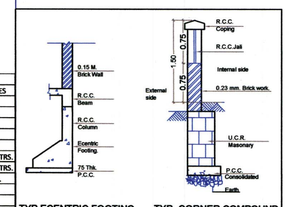




SERVICES PLAN
(SCALE 1:100)

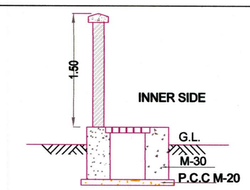
DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No :
CIDCO/NAINA/ PANVEL/ ADA1/ BP-201/ CC/2016/3670
Dated 07 JUN 2016
Associate Planner (NAINA)

WATER CAPACITY CALCULATION			
BUILDING NO	TOTAL FLATS	REQUIRED DOMESTIC	TOTAL LITRES
		189 LITRES	
A & B WINGS	36	189 X 36 X 5	34020
TOTAL REQUIRED CAPACITY			34020
PROPOSED U.G.TANK			
U.G.TANK NO. 1		4.40 X 2.50 X 2.00	CAP - 22000 LTRS.
U.G.TANK NO. 2		4.40 X 2.50 X 2.00	CAP - 22000 LTRS.
		TOTAL CAPACITY	44000 LTR.
PROPOSED O.H.TANK			
A WING		2.50 X 4.40 X 1.70	CAP - 18700 LTRS.
B WING		2.50 X 4.40 X 1.70	CAP - 18700 LTRS.
		TOTAL CAPACITY	37400 LTRS.



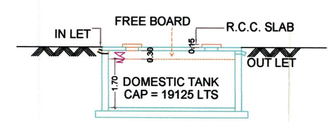
TYP.ECENTRIC FOOTING. SECTION
SCALE : NTS

TYP. CORNER COMPOUND WALL SECTION
SCALE : NTS

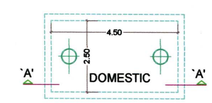


TYPICAL SECTION OF S.W. DRAIN LINE/ COMPOUND WALL
SCALE : NTS

D - VARIABLE



SECTION-AT 'AA'



PLAN
U.G.TANK-
SCALE : 1:100

NOTE : ALL DIMENSIONS ARE IN MTS.

SHEET CONTENTS:

SERVICES PLAN
SEPTIC TANK & SOAKPIT DETAILS, UG TANK PLAN & SECTIONS
TYPICAL SECTION OF S.W. DRAIN

Description Of Proposal& Property;

PROPOSED RESIDENTIAL BUILDING
ON GUT NO 28/2B AT VILLAGE - ADAI,
TAL. - PANVEL, DIST. - RAIGAD.

Owners: Name & Signature

SIGNATURE OF OWNERS
M/s PRAYAG PROPERTIES
& THRO' POA SHRI SHRAVAN GOMA SHELKE

SIGNATURE OF ARCHITECT
(AR. MEENAKSHI SHRIVASTAV)
(REG. NO. CA/1998/22946)

Subject:

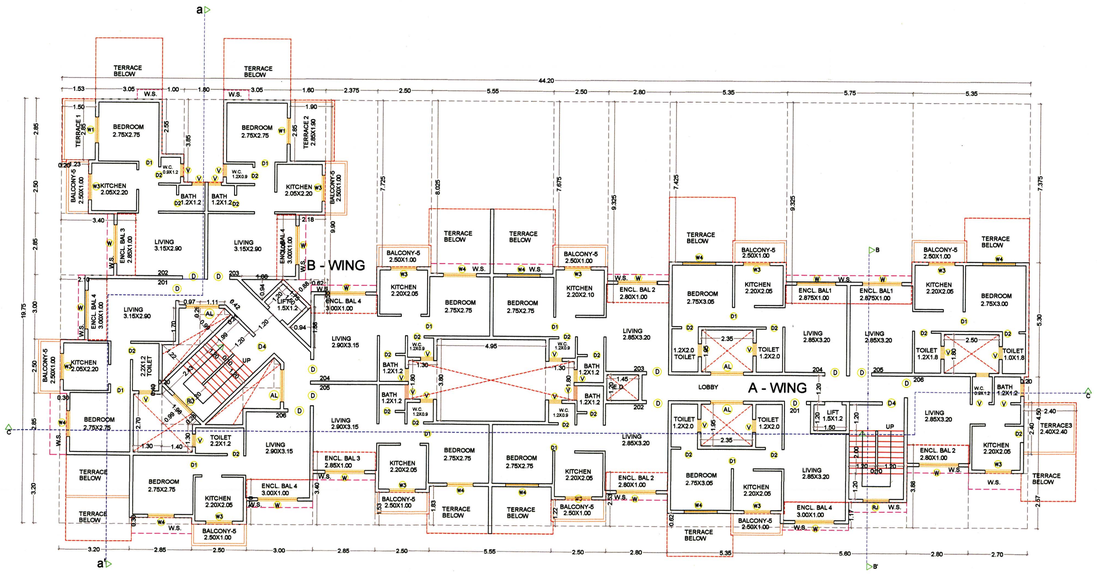
DEVELOPMENT PERMISSION

Name & Signature of Architect:

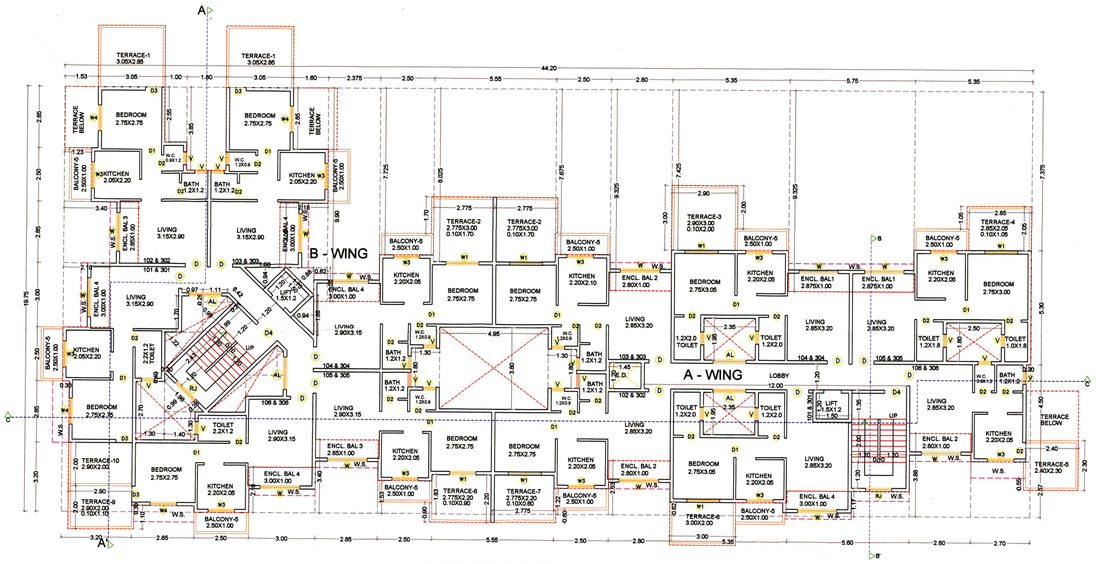
Ar. Meenakshi Shrivastav
CA/98/22946

Architects: Meenakshi & Associates
S6A, AADISHAKTI CHSL,
plot#15C, sector-17,
new panvel 410206
phone: 27491079
email: meenakshi2001@hotmail.com

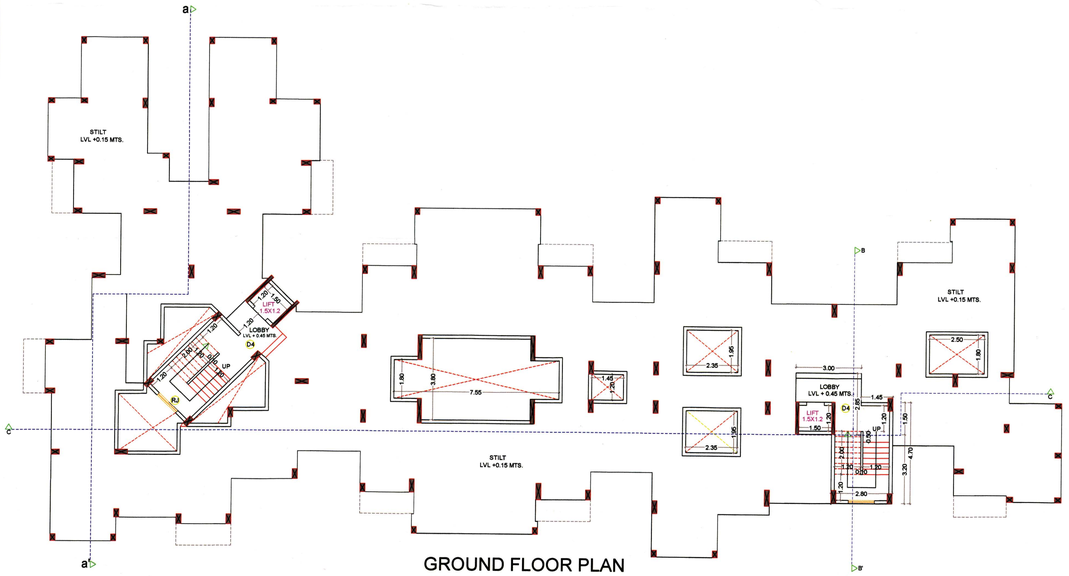
JOB NO.	P329/2015
DATE	18th MAY'16
SCALE	1:100
DEALT	
DRG. NO.	02/04



SECOND FLOOR PLAN
(SCALE 1:100)



FIRST & THIRD FLOOR PLAN
(SCALE 1:100)



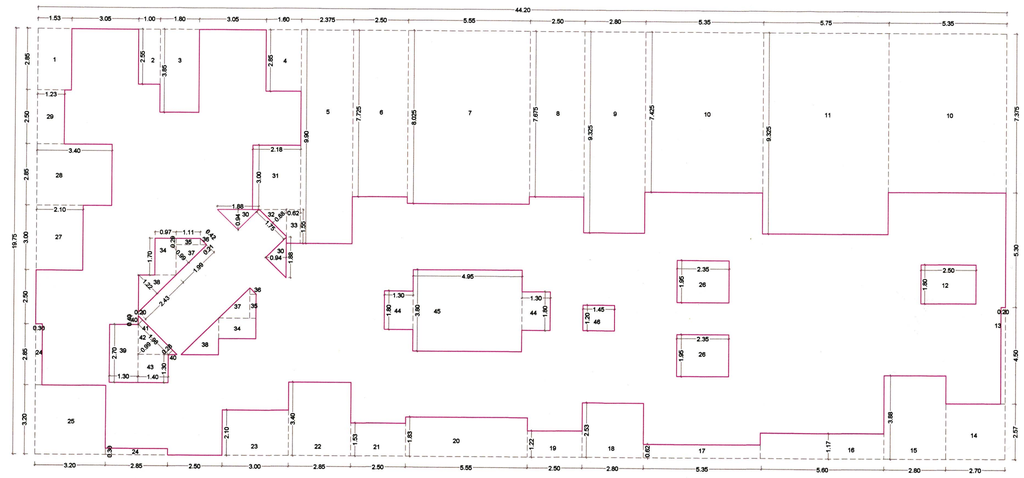
GROUND FLOOR PLAN
(SCALE 1:100)

1st To 3rd Floor Area Calculation

Description		Length		Breadth		No.		Area in sq.mts
AREA OF BLOCK	=	44.20	X	19.75			=	872.95
DEDUCTIONS:								
1	1.53	X	2.85	X	1		=	4.36
2	1.00	X	2.55	X	1		=	2.55
3	1.80	X	3.85	X	1		=	6.93
4	1.60	X	2.85	X	1		=	4.56
5	2.375	X	9.90	X	1		=	23.51
6	2.50	X	7.725	X	1		=	19.31
7	5.55	X	8.025	X	1		=	44.54
8	2.50	X	7.675	X	1		=	19.19
9	2.80	X	9.325	X	1		=	26.11
10	5.35	X	7.425	X	1		=	39.72
10A	5.35	X	7.375	X	1		=	39.46
11	5.75	X	9.325	X	1		=	53.62
12	2.50	X	1.80	X	1		=	4.50
13	0.20	X	4.50	X	1		=	0.90
14	2.70	X	2.57	X	1		=	6.94
15	2.80	X	3.88	X	1		=	10.86
16	5.60	X	1.17	X	1		=	6.55
17	5.35	X	0.62	X	1		=	3.32
18	2.80	X	2.53	X	1		=	7.08
19	2.50	X	1.22	X	1		=	3.05
20	5.55	X	1.83	X	1		=	10.16
21	2.50	X	1.53	X	1		=	3.83
22	2.85	X	3.40	X	1		=	9.69
23	3.00	X	2.10	X	1		=	6.30
24	2.85	X	0.30	X	2		=	1.71
25	3.20	X	3.20	X	1		=	10.24
26	2.35	X	1.95	X	2		=	9.17
27	2.10	X	3.00	X	1		=	6.30
28	3.40	X	2.85	X	1		=	9.69
29	1.23	X	2.50	X	1		=	3.08
30	1.88	X	0.94	X	1		=	1.77
31	2.18	X	3.00	X	1		=	6.54
32	1.75	X	0.88	X	0.5		=	0.77
33	0.62	X	1.55	X	1		=	0.96
34	0.97	X	1.70	X	2		=	3.30
35	1.11	X	0.29	X	2		=	0.64
36	0.42	X	0.21	X	1		=	0.09
37	1.99	X	0.99	X	1		=	1.97
38	2.43	X	1.22	X	1		=	2.96
39	1.30	X	2.70	X	1		=	3.51
40	0.40	X	0.20	X	1		=	0.08
41	1.98	X	0.28	X	1		=	0.55
42	1.98	X	0.99	X	0.5		=	0.98
43	1.40	X	1.30	X	1		=	1.82
44	1.30	X	1.80	X	2		=	4.68
45	4.95	X	3.80	X	1		=	18.81
46	1.45	X	1.20	X	1		=	1.74
	TOTAL						=	448.40
NET AREA	=	872.95	-	448.40			=	424.55
PERMISSIBLE BALCONY	=	424.55	X	15/	100		=	63.68
* PROPOSED BALCONY	=							
ENCLOSED BALCONY 1	2.875	X	1.00	X	2		=	5.75
ENCLOSED BALCONY 2	2.80	X	1.00	X	3		=	8.40
ENCLOSED BALCONY 3	2.85	X	1.00	X	2		=	5.70
ENCLOSED BALCONY 4	3.00	X	1.00	X	5		=	15.00
BALCONY 5	2.50	X	1.00	X	11		=	27.50
	TOTAL						=	62.35
Permissible Balcony area on each Floor (424.55X15/100)	=			63.68	SMTS.			
Proposed Balcony area on each Floor (First to Third fl.)	=			62.35	SMTS.			
Permissible Terrace area on each Floor (424.55X20/100)	=			84.91	SMTS.			
Proposed Terrace area (1st & 3rd floor)				84.81	SMTS.			
Proposed Terrace area (2nd floor)	=			18.32	SMTS.			

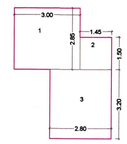
TERRACE AREA STATEMENT

FLOOR	BUA IN SQMTS.	PERMISSIBLE TERR.20%								TOTAL
1st & 3rd floor	424.55	84.91	T1	3.05	X	2.85	X	2	=	17.39
			T2	2.775	X	3.00	X	2	=	16.65
				0.10	X	1.70	X	1	=	0.34
			T3	2.90	X	3.00	X	1	=	8.70
				0.10	X	2.00	X	1	=	0.20
			T4	2.85	X	2.05	X	1	=	5.84
				0.10	X	1.05	X	1	=	0.11
			T5	2.40	X	2.30	X	1	=	5.52
			T6	3.00	X	2.00	X	1	=	6.00
			T7	2.775	X	2.20	X	1	=	6.11
				0.10	X	0.60	X	1	=	0.06
			T8	2.775	X	2.20	X	1	=	6.11
				0.10	X	0.90	X	1	=	0.09
			T9	2.90	X	2.00	X	1	=	5.80
				0.10	X	1.10	X	1	=	0.11
			T10	2.90	X	2.00	X	1	=	5.80
	TOTAL	TOTAL						12		84.81
2nd floor	424.55	84.91	T1	2.50	X	2.85	X	1	=	7.13
				0.10	X	0.20	X	1	=	0.02
			T2	1.90	X	2.85	X	1	=	5.42
			T3	2.40	X	2.40	X	1	=	5.76
	TOTAL	TOTAL						3		18.32



AREA DIAGRAM FOR FIRST TO THIRD FLOOR PLAN(SCALE 1:100)

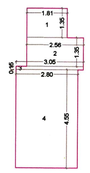
NOTE : ALL DIMENSIONS ARE IN MTS.



GROUND FLOOR A WING

Ground Floor Area Calculation - A WING

Description		Length		Breadth		Area in sq.mts
1	=	3.00	X	2.85	=	8.55
2	=	1.45	X	1.50	=	2.18
3	=	2.80	X	3.2	=	8.96
TOTAL					=	19.69



GROUND FLOOR B WING

Ground Floor Area Calculation - B WING

Description		Length		Breadth		Area in sq.mts
1	=	1.81	X	1.35	=	2.44
2	=	2.56	X	1.35	=	3.46
3	=	3.05	X	0.15	=	0.46
4	=	2.80	X	4.55	=	12.74
TOTAL					=	19.10

TOTAL AREA FOR GROUND FLOOR = 19.69+19.10 = 38.79 SQ.MTS.

DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned in this office's letter
CIDCO/NAINA/PANVEL/ADAI/BP-201/CC/2016/3670
Dated 07 JUN 2016
Advocate Planner (NAINA)

1) LIGHT & VENTIALTION STATEMENT

ROOM	CARPET AREA SQ.MTS.	1/6 REQD	TYPE	AREA (SQ.MTS.)
LIVING	11.5425	1.92	W	2.16
KITCHEN	4.62	0.77	W3	2.34
BEDROOM	7.5625	1.26	W1	2.925
BATH	1.44	0.24	V	0.45
W.C.	1.08	0.18	V	0.45
A - WING = 103 & 303				

DOOR/WINDOW SCHEDULE

NO.	TYPE	DESCRIPTION	WIDTH	HEIGHT	
1	D	T.W. 40MM THK FRAME DOOR	1000 X	2100	-
2	D1	T.W. 35MM THK FRAME DOOR	900 X	2100	-
3	D2	35MM SINTEX DOOR	750 X	2100	-
4	D3	T.W. 35MM THK FRAME DOOR	750 X	2100	-
5	D4	FIRE RESISTANT DOOR	1200 X	1200	-
6	W	AL FRAME SLIDING WINDOW	1800 X	1200	900
7	W1	AL FRAME SLIDING WINDOW	1500 X	1950	150
8	W2	AL FRAME SLIDING WINDOW	1200 X	1200	900
9	W3	AL FRAME SLIDING WINDOW	1200 X	1950	150
10	W4	AL FRAME SLIDING WINDOW	1500 X	1200	900
11	W5	AL FRAME SLIDING WINDOW	1800 X	1950	150
12	RJ	RCC JALI	1200 X	1500	600
13	V	GLASS LOUVERED VENTILATOR	600 X	750	1350
14	AL	ARTIFICIAL LIGHTING & MECHANICAL VENTILATION	1500 X	1200	900

SHEET CONTENTS:

FIRST & THIRD FLOOR PLANS, SECOND FLOOR PLAN,
FIRST TO THIRD FLOOR AREA DIAGRAM, AREA CALCULATIONS
TERRACE AREA STATEMENT
LIGHT & VENTITALTION STATEMENT

Description Of Proposal & Proeperty

PROPOSED RESIDENTIAL BUILDING
ON GUT NO 28/2B AT VILLAGE - ADAI,
TAL. - PANVEL, DIST. - RAIGAD.

CERTIFICATE OF AREA

SIGNATURE OF OWNERS
M/s PRAYAG PROPERTIES
& THRO' POA SHRI SHRAVAN GOMA SHELKE

SIGNATURE OF ARCHITECT
(AR. MEENAKSHI SHRIVASTAV)
(REG. NO. CA/1998/22946)

Subject:

DEVELOPMENT PERMISSION

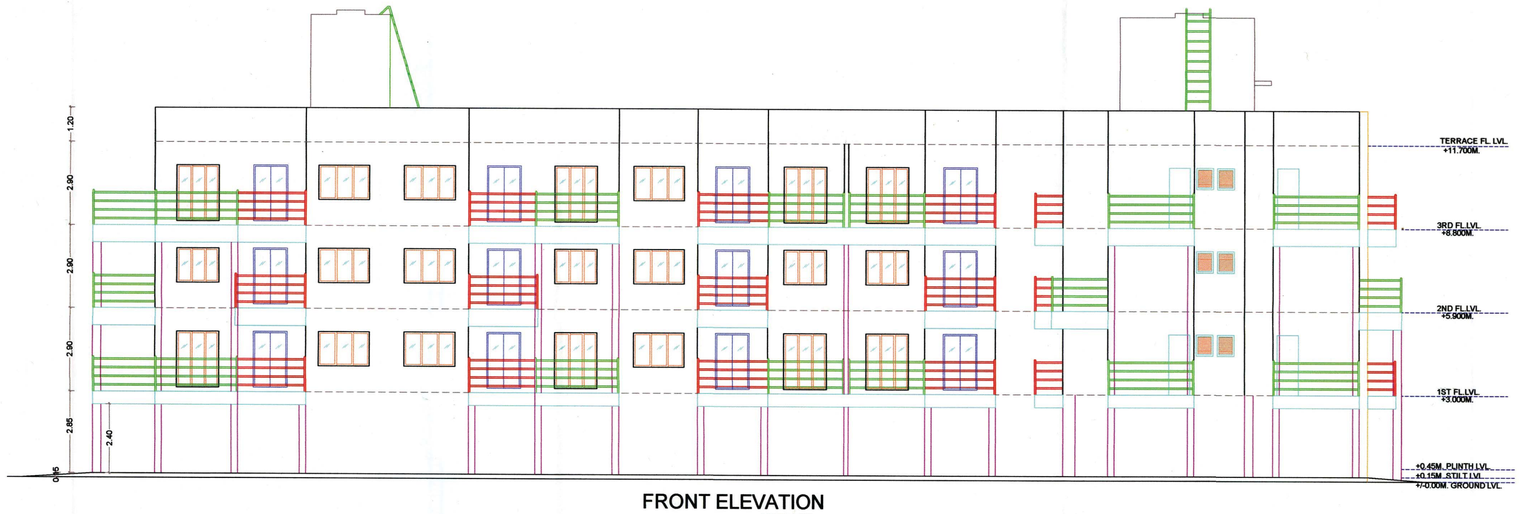
Name & Signature of Architect:

Ar. Meenakshi Shrivastav
CA/98/22946

Architects: Meenakshi & Associates

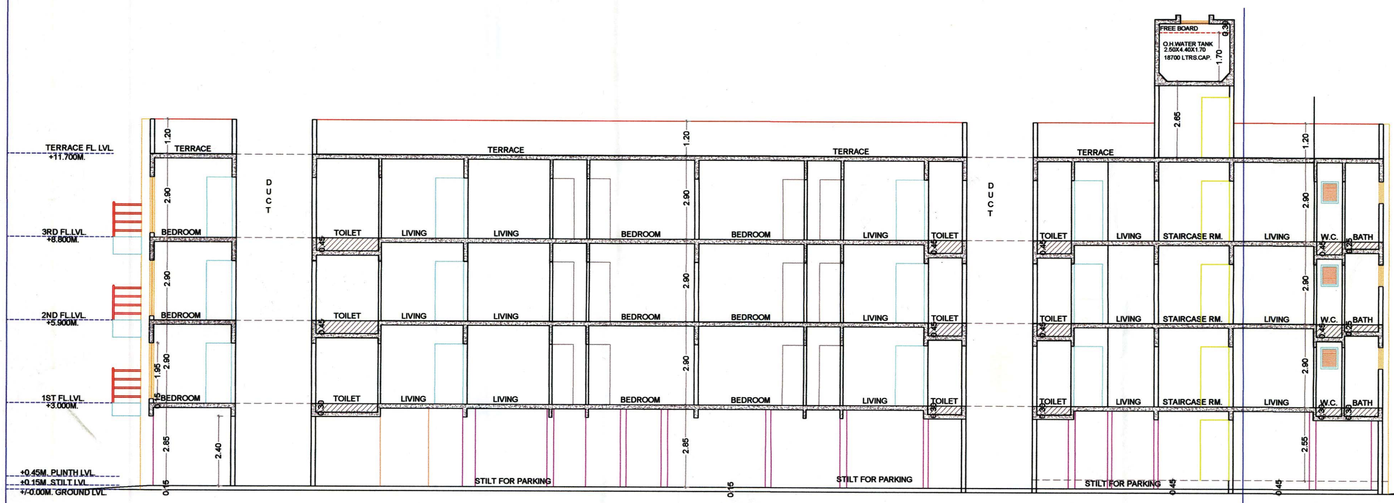
S6A, AADISHAKTI CHSL,
plot#15C, sector-17,
new panvel 410206
phone: 27491079
email: meenakshi2001@hotmail.com

JOB NO.	P329/2015
DATE	18th MAY 16
SCALE	1:100
DEALT	
DRG. NO.	03/04

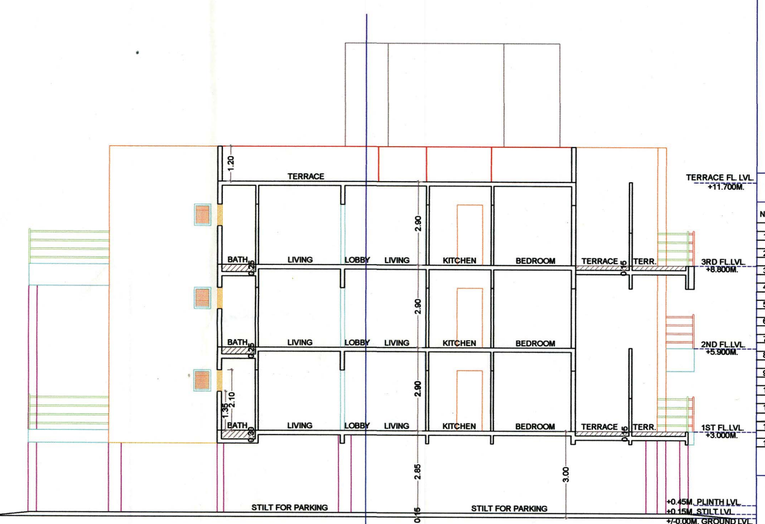


FRONT ELEVATION
(SCALE 1:100)

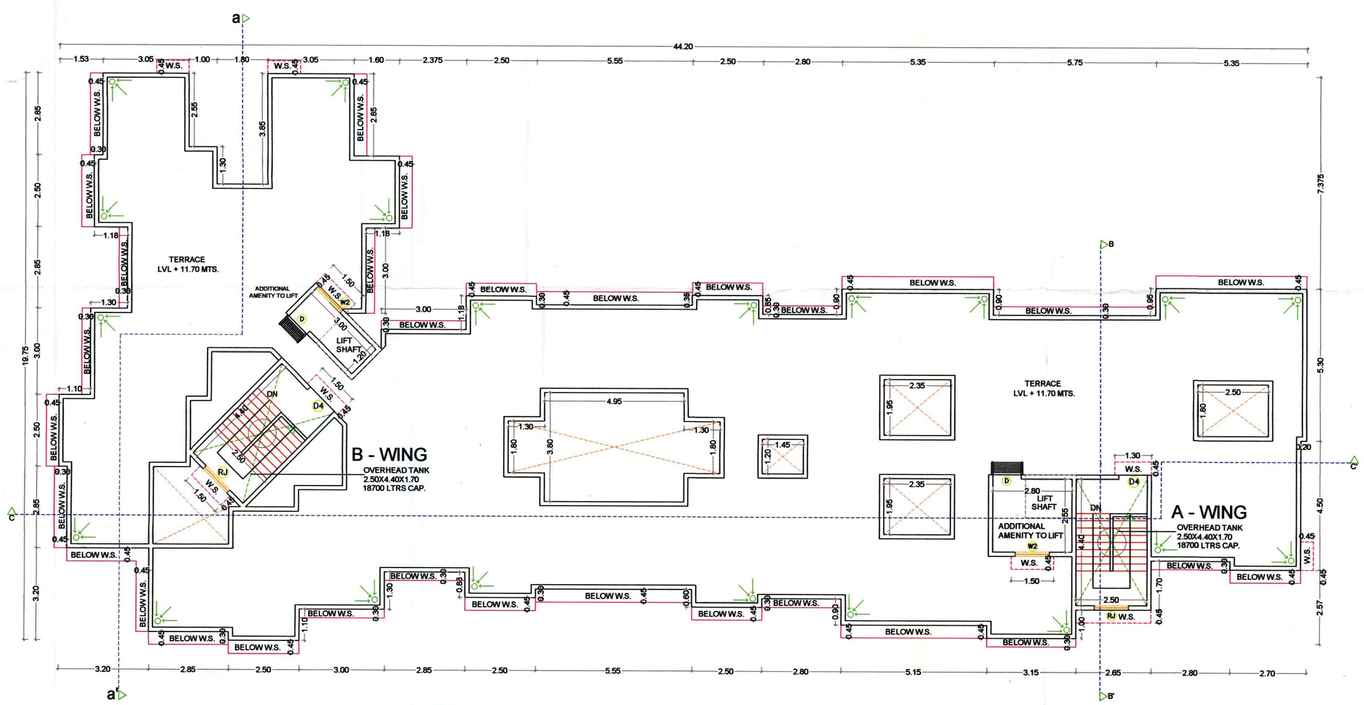
DEVELOPMENT PERMISSION GRANTED
Subject to the conditions mentioned
in this office's letter No.:
CIDCO/NAINA/ PANVEL/ ADAI/ BP-2011/ CC/2016/ 3670
Dated 07 JUN 2016
Associate Planner (NAINA)



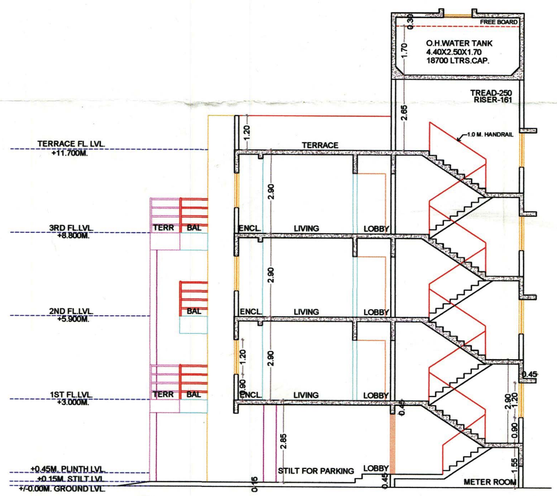
SECTION C-C'
(SCALE 1:100)



SECTION A-A'
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



SECTION B-B'
(SCALE 1:100)

NOTE : ALL DIMENSIONS ARE IN MTS.

DOOR/WINDOW SCHEDULE

NO.	TYPE	DESCRIPTION	WIDTH HEIGHT	
1	D	T.W. 40MM THK FRAME DOOR	1000 X 2100	-
2	D1	T.W. 35MM THK FRAME DOOR	900 X 2100	-
3	D2	35MM SINTEX DOOR	750 X 2100	-
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11	W5	AL.FRAME SLIDING WINDOW	1800 X 1950	150
12	RJ	RCC JALI	1200 X 1500	600
13	V	GLASS LOUVERED VENTILATOR	600 X 750	1350

SHEET CONTENTS:

TERRACE FLOOR PLAN
SECTIONS A-A' , B-B' , C-C' & ELEVATION

Description Of Proposal & Proeperty

PROPOSED RESIDENTIAL BUILDING
ON GUT NO 28/2B AT VILLAGE - ADAI,
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CERTIFICATE OF AREA

SIGNATURE OF OWNERS
M/s PRAYAG PROPERTIES
& THRO' POA SHRI SHRAVAN GOMA SHELKE

SIGNATURE OF ARCHITECT
(AR. MEENAKSHI SHRIVASTAV)
(REG. NO. CA/1998/22946)

MEENAKSHI SHRIVASTAV (CA/98/22946)

Subject:

DEVELOPMENT PERMISSION

Name & Signature of Architect:

Ar. Meenakshi Shrivastav
CA/98/22946

Architects: Meenakshi & Associates
S6A, AADISHAKTI CHSL,
plot#15C, sector-17,
new panvel 410206
phone: 27491079
email: meenakshi2001@hotmail.com

JOB NO.	P329/2015
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DRG. NO.	04/04